

IRRIGATION LEGEND

SYMBOL	MFG	MODEL	DESCRIPTION
	RAINBIRD	ESP-LXM	8 STATION MODULAR AUTOMATIC CONTROLLER
	RAINBIRD	XGZ100-PRF	CONTROL ZONE KIT (VALVE, PRESSURE REG.)
	RAINBIRD	33-DJRC	QUICK COUPLING VALVE
	NIBCO	4660-T	PVC BALL VALVE
	RAINBIRD	X17000	AIR RELIEF VALVE
	RAINBIRD	FLUSHCAP	FLUSH VALVE
			RAINBIRD DRIPLINE - XFS-06-12, SUBSURFACE DRIPLINE W/ 1/2\"/>
			3/4\"/>
			SCH. 40 PVC SLEEVING-2X TOTAL DIA. ENCL. PIPE-MIN 24\"/>
			1 1/2\"/>

VALVE LEGEND

- Indicates Valve Number
- Indicates Approx. Spm's
- Indicates Valve Size

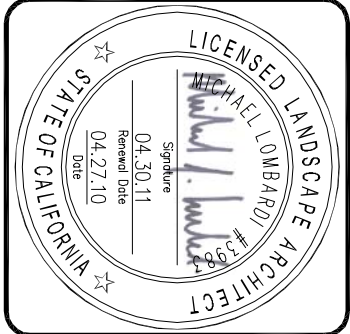
IRRIGATION NOTES

- INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES & ORDINANCES.
- THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, ROW'S, EXISTING STRUCTURES OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR/REPLACE AT NO ADDITIONAL COST TO THE OWNER ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS OR NEGLECT TO WORK OR OTHER ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL OTHER TRADERS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND PROJECT LANDSCAPE ARCHITECT FOR DIRECTION IMMEDIATELY. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
- THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE, METER SIZE, SIZE OF SERVICE TO THE METER, ANY DEVIATIONS FROM DESIGN CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT. CONTINUATION OF WORK WITHOUT NOTIFICATION TO THE CONTRACTING OFFICER SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
- REFER TO DETAILS & SPECIFICATIONS FOR INSTALLATION OF ALL COMPONENTS.
- IRRIGATION PLANS AS DRAWN SHALL BE CONSIDERED DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANNING AREAS WHEREVER POSSIBLE.
- ONE CONTROLLER CHART SHALL BE PROVIDED AND APPROVED BY THE OWNER REPRESENTATIVE FOR EACH CONTROLLER. THE CHART SHALL BE A BLACKLINE PRINT, AND A DIFFERENT COLOR SHALL BE USED TO SHOW THE AREA OF COVERAGE OF EACH STATION. THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC. THE CHART SHALL BE MOUNTED USING VELCRO OR APPROVED EQUAL TYPE OF TAPE. INSIDE CONTROLLER CABINET, THESE CHARTS MUST BE COMPLETED AND IN PLACE PRIOR TO FINAL ACCEPTANCE OF WORK BY THE OWNER.
- ADJUST ALL HEADS FOR MINIMUM OVER SPRAY ON NONPAVED AREAS AND FOR COMPLETE COVERAGE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS. ADJUST FOR PLANT REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE LOCATION AND POWER HOOKUP FOR AUTOMATIC IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE "AS BUILT" RECORD OF ALL IRRIGATION AND ALL WORKS SHALL BE VIEWED AS LEGIBLE. CONTRACTOR SHALL CERTIFY REPRODUCIBLE AS TO ACCURACY AND COMPLETENESS. CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING REPRODUCIBLE AS REQUIRED.

NO.	SUBMITTALS / REVISIONS	DATE	BY
1	Prelim. Submittal #1	02.11.10	MJL
2	Prelim. Submittal #2	03.29.10	MJL
3	Prelim. Sub. #3, site rev's.	04.07.10	MJL
4	CD Submittal #1	04.16.10	MJL
5	CD Submittal #2, ARB Revisions	04.27.10	MJL

landscape architecture
irrigation design
site plans, plans, sections, elevations
digital modeling & rendering

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PROJECT:

BEVMO!
Santa Barbara, Ca.

SHEET TITLE:

IRRIGATION PLAN

JOB NO.:

10002

DRAWN BY:

ML

CHECKED BY:

RD

DATE:

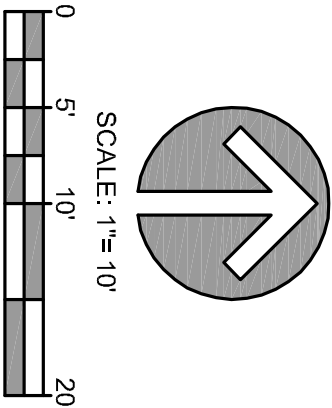
04.27.10

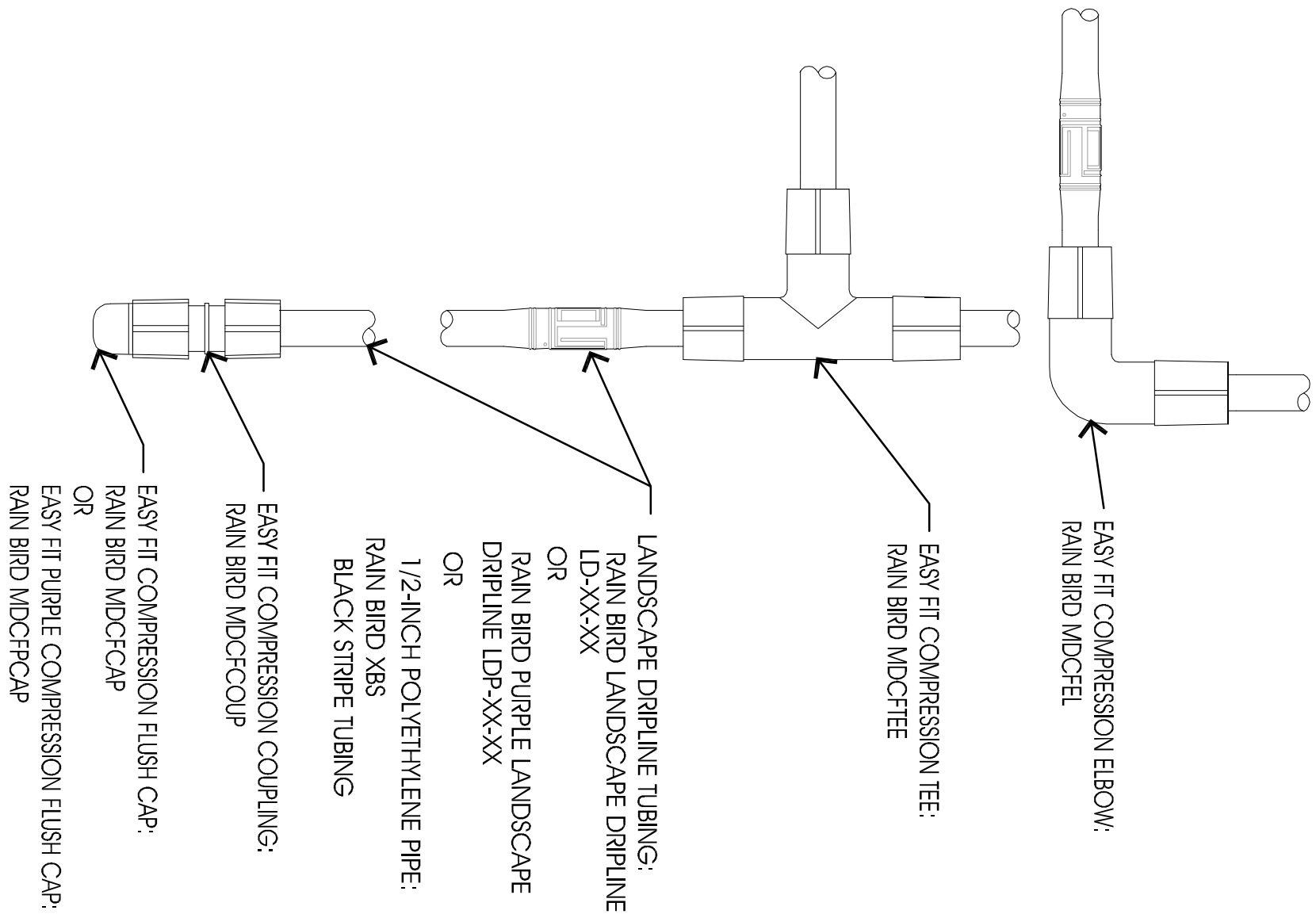
SCALE:

1" = 10'

SHEET:

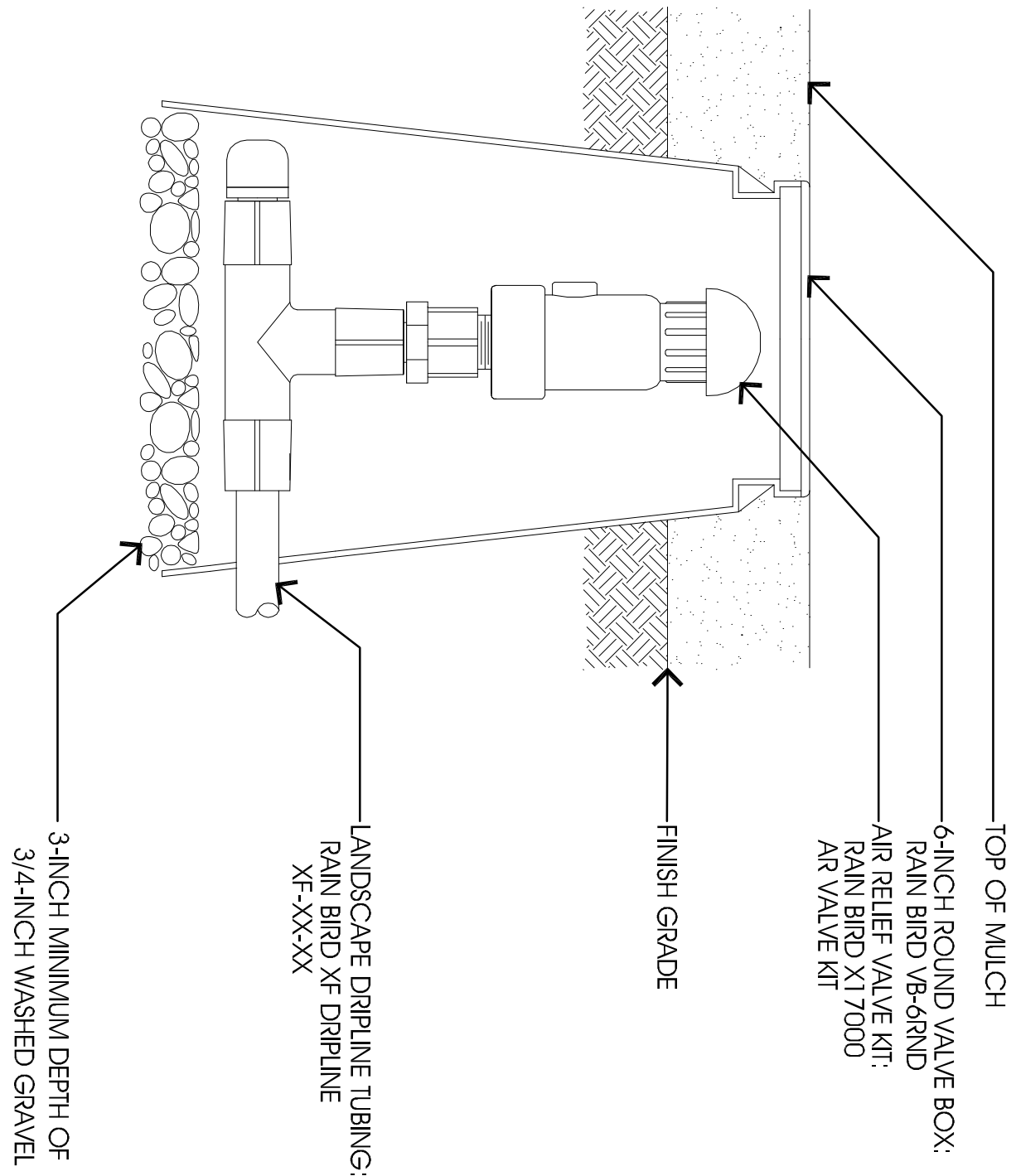
L-2





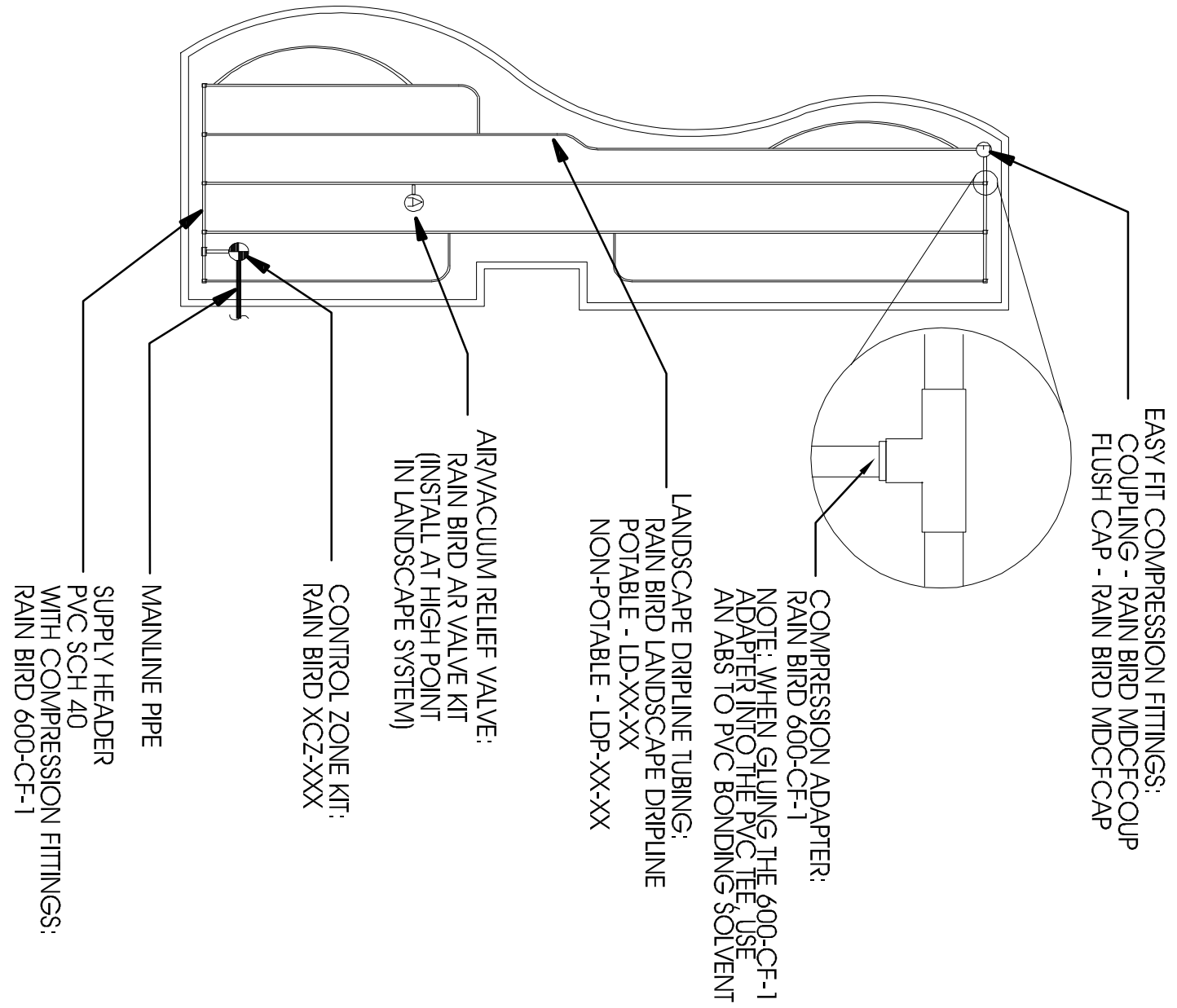
5 DRIP COMPRESSION FITTINGS

SCALE: NONE



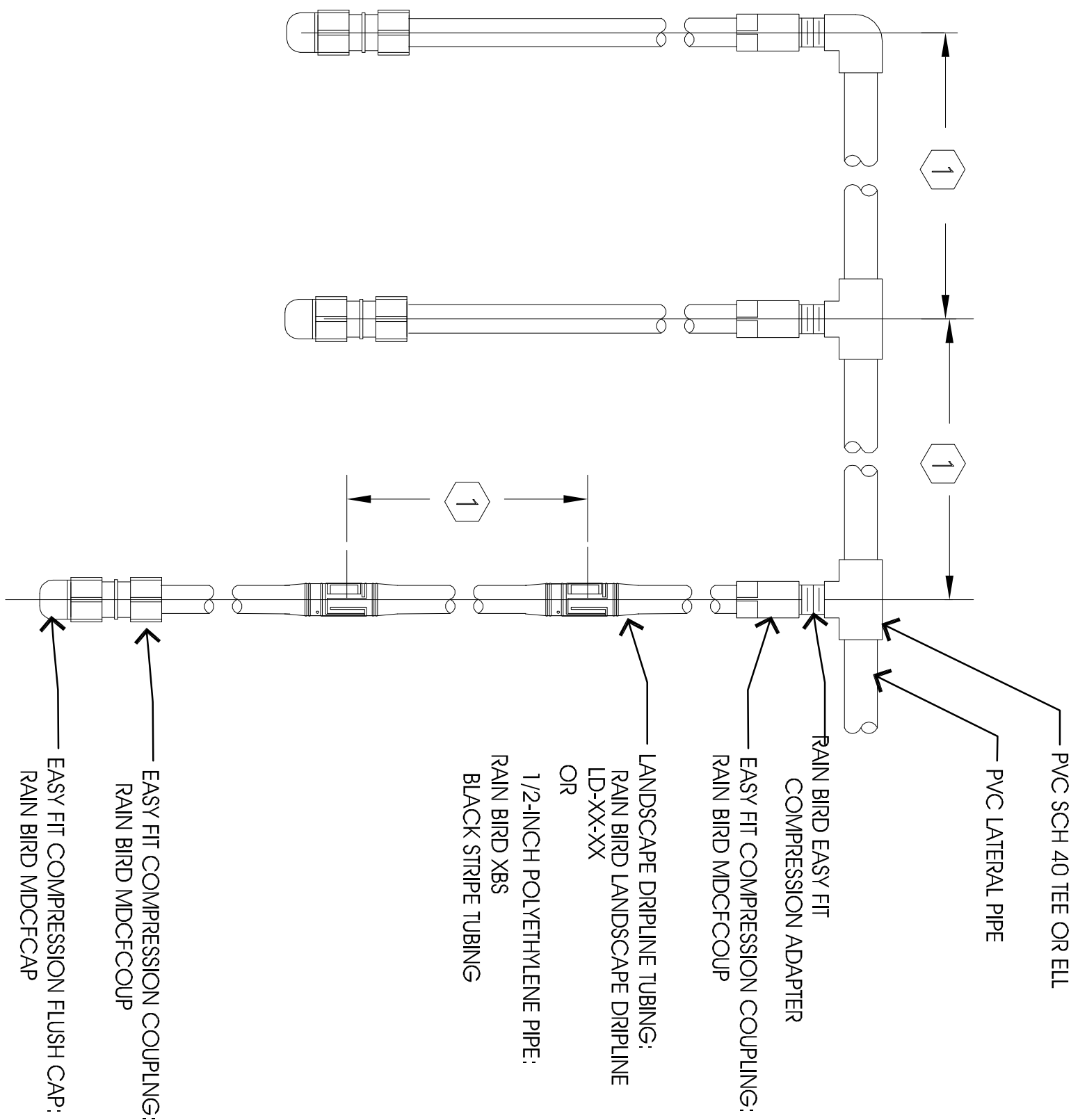
3 AIR RELIEF VALVE

SCALE: NONE



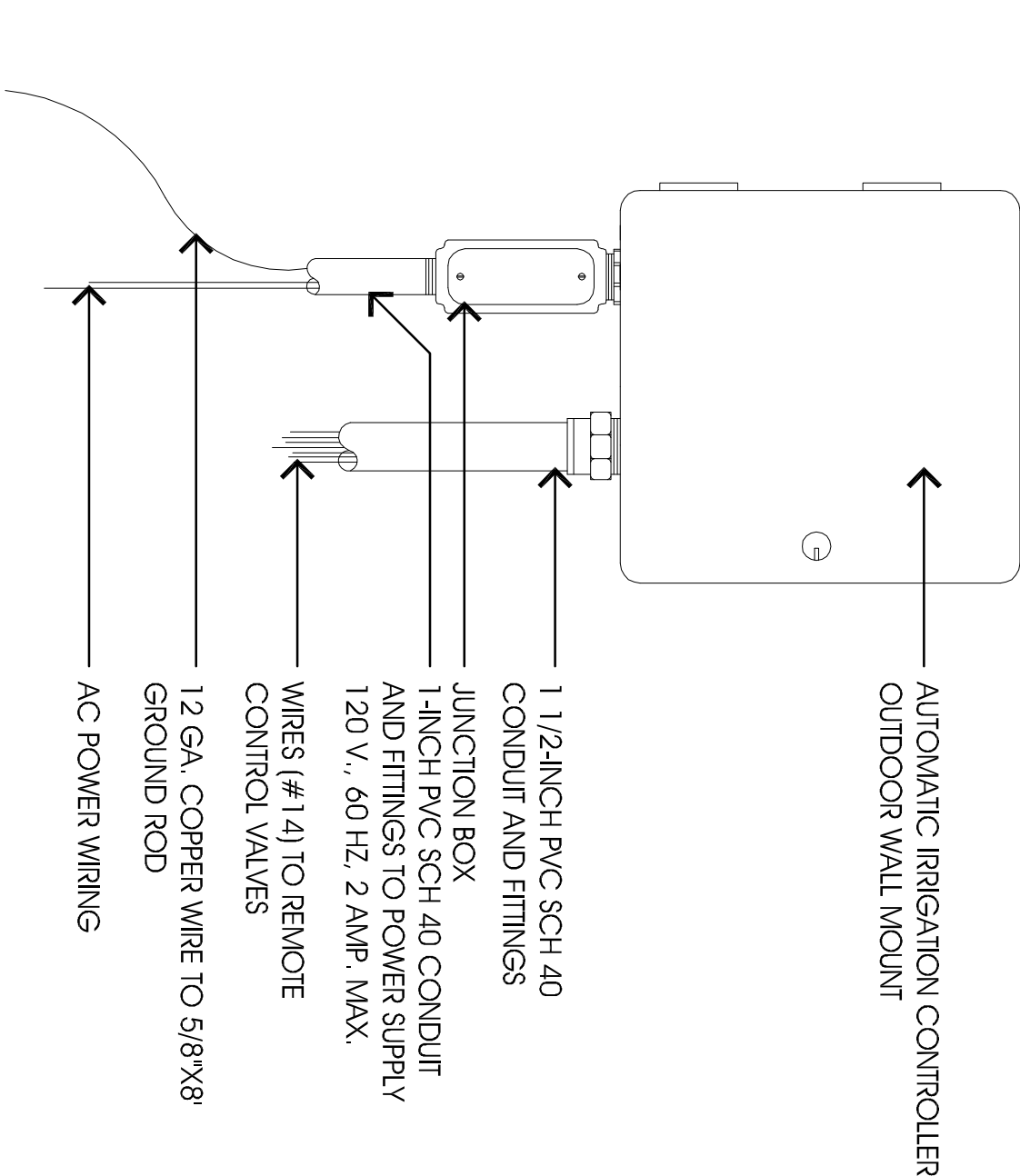
6 DRIPLINE LAYOUT

SCALE: NONE



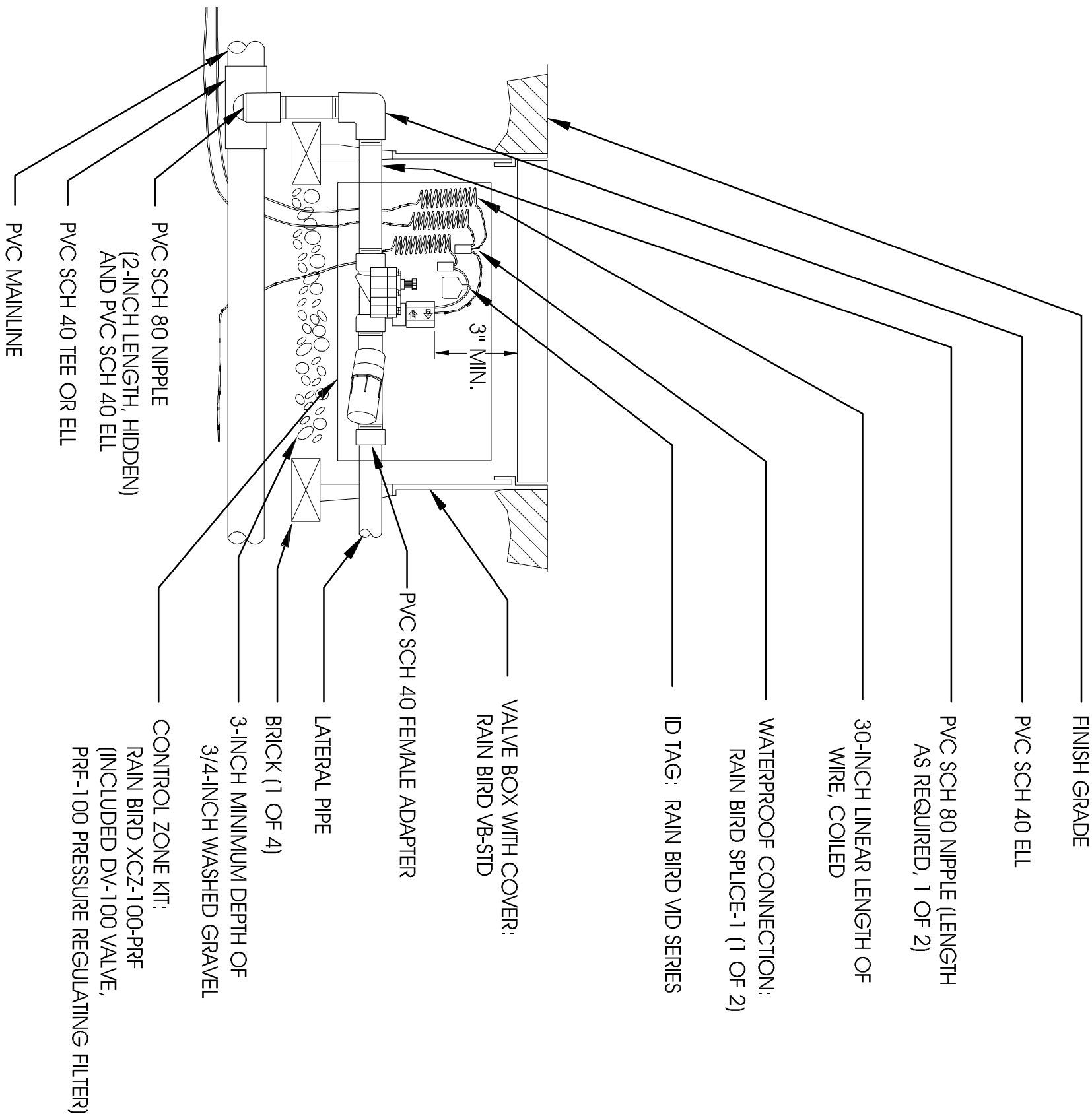
4 DRIPLINE LATERALS

SCALE: NONE



1 WALL MOUNTED CONTROLLER

SCALE: NONE



2 DRIP CONTROL VALVE

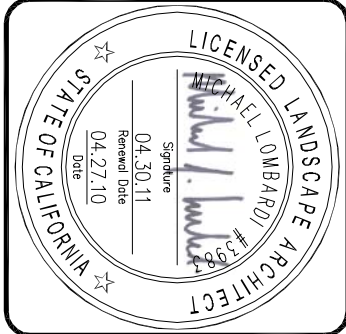
SCALE: NONE

- NOTES:
1. TO REPLACE INLINE WYE FILTERS, USE REPLACEMENT FILTER ELEMENTS RAIN BIRD MODELS RBV-150MX OR RBV-200MX.

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PROJECT:
BEVMO!
Santa Barbara, Ca.

SHEET TITLE:
IRRIGATION DETAILS

JOB NO.:
10002

DRAWN BY:	ML
CHECKED BY:	RD
DATE:	04.27.10
SCALE:	1" = 10'

SHEET:



SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	QTY
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Existing palm	Existing
	5

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY
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SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY
◀	<i>Streitzia reginae</i> (Bird of Paradise)	5 GAL	91
◊	<i>Echeveria secunda</i> (Glaucd' Tierns & Chicks)	4" pot	182
○	<i>Festuca ovina</i> (Blue Fescue)	1 GAL	322
VINE			

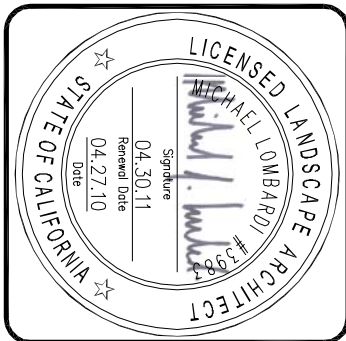
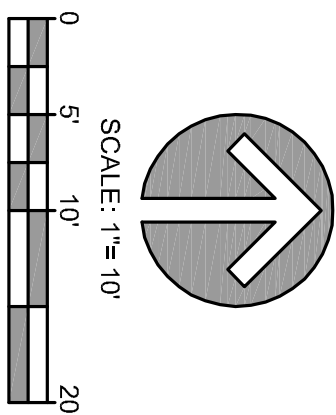
SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY
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Distictus 'Rivers' (Trumpet Vine)	15 GAL	14
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NOTE:
ALL PLANTED AREAS (INCLUDING EXISTING) SHALL BE DRESSED WITH A 2" LAYER APPROVED LANDSCAPE MULCH.

1. אולי יחשבו שיש להם זמן, אבל הם לא יודעים שיש להם זמן.

1. CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR DESIGN DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE BIDDING PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANNING OPERATIONS, SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
4. UPON COMPLETION OF INSTALLATION, A MAINTENANCE PERIOD OF NINETY (90) DAYS IS REQUIRED PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, IRRIGATION, PLANNING, RASING THE ROOT BALLS WHICH SETTLE BELOW GRADE, FERTILIZING AND APPLYING SUCH SPRAYS AS ARE NECESSARY FOR PROPER CARE AND UPKEEP. MAINTENANCE ALSO INCLUDES ALL REPAIRS, REPLACEMENT, CLEANING AND ORDERING NECESSARY TO KEEP THE IRRIGATION SYSTEM IN GOOD WORKING ORDER WITH PROPER COVERAGE. COMMENCEMENT DATE FOR THE MAINTENANCE PERIOD SHALL BE APPROVED IN WRITING BY THE OWNER'S INSPECTOR. MAINTENANCE PERIOD SHALL BE ADEQUATE TO VERIFY PLANT CHARACTERISTICS AND ESTABLISHMENT.
5. ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER & LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE. LOCATION SHALL BE APPROVED PRIOR TO EXCAVATION.
7. ALL TREES LOCATED LESS THAN 5' FROM ANY WALLS, HARDSCAPE OR PAVING SHALL BE INSTALLED WITH ROOT BARRIERS PER DETAIL. PRIOR TO BACKFILLING TREES PLANNING, CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE THE ROOT BARRIER INSTALLATION.
8. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED WITHIN 1/10 OF A FOOT OF FINISHED GRADE. CONTRACTOR SHALL ACCEPT GRADE PRIOR TO COMMENCING WORK. STAKING WORK IMPLIES AN ACCEPTANCE OF GRADE. FINAL GRADES SHALL BE ADJUSTED AS DIRECTED BY OWNER. ALL GRADING SHALL BE COMPLETE PRIOR TO COMMENCEMENT OF PLANNING OPERATIONS. ALL MOUNDS IN PLANT AREAS SHALL NOT EXCEED 3:1 SLOPE.
9. CONTRACTOR SHALL NOTIFY OWNER SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES AS REQUIRED BY SPECIFICATIONS.
10. ALL AREAS NOT PLANNED IN TIME, GROUND COVER, OR HYDROSEED, WHICH ARE LESS THAN 3:1 SLOPE SHALL RECEIVE 4" MIN. DEEP OF SPECIFIED MULCH SHOWN SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.
11. WEED CONTROL: KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREA. FOR PREVENTION OF WEED SEED GERMINATION WITH HYDROSEED OPTION ONLY SPRAY ENTIRE PLANNING AREA SOIL WITH A PRE-EMERGENT HERBICIDE AS RECOMMENDED AND APPLIED BY AN APPROVED PEST CONTROL ADVISOR AND APPLICATOR. MINIMUM OF 60 DAYS BEFORE HYDROSEEDING AND BEFORE ROOTED GROUND COVERS HAVE BEEN PLANTED. THE HERBICIDE SHALL BE APPLIED TO DR. SOIL. THEN, WITHIN ONE HOUR OF APPLICATION INCORPORATED INTO THE SOIL BY IRRIGATION FOR A MINIMUM OF 15 MINUTES. ADD WATER RUN OFF OR SOIL EROSION AFTER THE PRE-EMERGENT HERBICIDE HAS BEEN APPLIED COORDINATE HERBICIDE APPLICATION WITH HYDROSEEDING OPERATIONS.
12. SOIL TEST: AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE BUT BEFORE SOIL PREPARATION, THE CONTRACTOR SHALL OBTAIN A SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORS MEMBER. FURNISH 12 CORES OF TEST RESULTS (1) TO THE CITY AND (1) TO THE LANDSCAPE ARCHITECT.
13. SOIL PREPARATION: THE FOLLOWING SOIL AMENDMENTS SHALL BE FOR BID PURPOSES ONLY. FINISH SOIL AMENDMENT TYPES AND QUANTITIES SHALL BE BASED ON SOIL TEST RECOMMENDATIONS. ROTOCULT THE FOLLOWING AMENDMENTS 4" INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET:
 - 4 CU. YDS. NITROGEN STABILIZED SAND/DUST
 - 120 LB. BRS.
 - 125 LB. GFO POWER PLUS



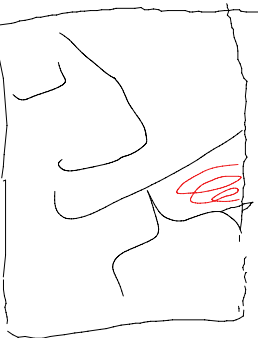
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3052 State Street
Santa Barbara, CA 93105

[illegible]

EXTERIOR ELEVATIONS

A4.1

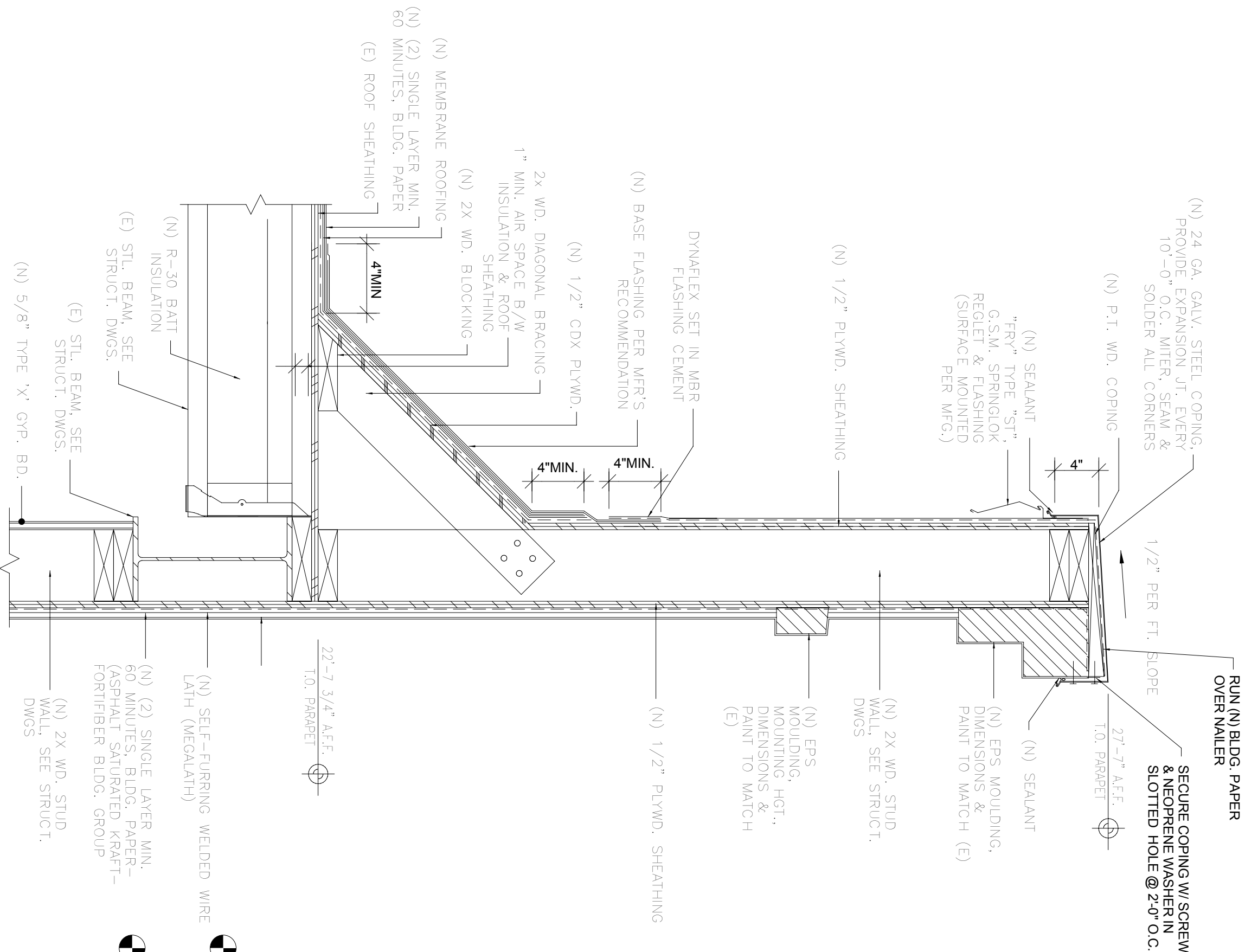


P-04	Frazee	Bandit CL-2617N	(E) Wood Trims & Roof Eave
P-05	Frazee	Boundary CL-3177N	Wrought Iron (Awning, Cart Corral, Coach Light Fixtures)

1. ALL EXTERIOR STRUCTURE, MATERIALS, FIXTURES, AND FINISHES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. SIGNAGE (N.I.C.), UNDER SEPARATE PERMIT: SIZES AND LOCATIONS TO BE DETERMINED
3. SEE SITE PLAN FOR EXTERIOR LIGHT FIXTURE LOCATIONS & LEGEND

GENERAL NOTES

- | | |
|------|---------------------------|
| 4 | (N) PARAPET/ CROWN DETAIL |
| A4.1 | 1 1/2" = 1'-0" |



1 SOUTH EXTERIOR ELEVATION

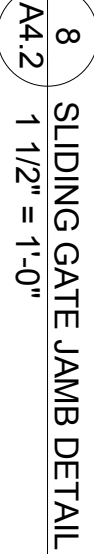
2	EAST EXTERIOR ELEVATION
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5 EXTERIOR ELEVATION - ENTRANCE

3 NORTH EXTERIOR ELEVATION

2. SIGNAGE (N.I.C.) UNDER SEPARATE PERMIT: SIZES AND LOCATIONS TO BE DETERMINED

1	WEST EXTERIOR ELEVATION
A4.2	1/8" = 1'-0"



EXTERIOR ELEVATIONS

A4.2

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